

## PLAN AND ZONING COMMISSION

PZ\_AF\_07-22-2019

Chairperson Andersen called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, July 22, 2019, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

Roll Call: Andersen, Costa, Crowley, Hatfield.....Present  
Drake, Erickson, Southworth.....Absent

### **Item 1 - Consent Agenda**

#### **Item 1a – Minutes of the meeting of July 8, 2019**

Chairperson Andersen asked for any comments or modifications to the July 8, 2019 minutes.

Moved by Commissioner Crowley, seconded by Commissioner Hatfield, the Plan and Zoning Commission approved the July 8, 2019 meeting minutes.

Vote: Andersen, Costa, Crowley, Hatfield.....Yes  
Drake, Erickson, Southworth.....Absent  
Motion carried.

#### **Item 2 – Public Hearings**

There were 2 Public Hearing items.

#### **Item 2a – The Preserve, South of Raccoon River adjacent to the future extension of SW Grand Prairie Parkway – Amend Comprehensive Plan Land Use Map to designate Single Family (SF), Medium Density Residential (MD) and Agricultural/Open Space (OS) land use and establish Agricultural/Open Space (OS) and The Preserve Planned Unit Development (PUD) zoning – Raccoon River Land Company, LLC – CPA-004077-2018/ZC004078-2018 (Continued from July 22, 2019)**

Chairperson Andersen informed that there was a memo on the dais requesting that the item be deferred to August 12, 2019.

Commissioner Costa recused himself from this item.

Moved by Commissioner Crowley, seconded by Commissioner Hatfield, to defer the item to August 12, 2019.

Vote: Andersen, Crowley, Hatfield.....Yes  
Costa.....Abstained  
Drake, Erickson, Southworth.....Absent

#### **Item 2b – Cedar Ridge, Northwest corner of the intersection of Mills Civic Parkway and S. 88th Street – Amend the Cedar Ridge PUD to expand the PUD boundary and modify land use designation and regulations pertaining to Parcel D – Chayse Holdings LLC – ZC-004339-2019**

Chairperson Andersen opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on June 14, 2019.

Chairperson Andersen asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

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Moved by Commissioner Crowley, seconded by Commissioner Costa, the Plan and Zoning Commission accepted and made a part of the record all testimony and all other documents received at this public hearing.

Vote: Andersen, Costa, Crowley, Hatfield.....Yes  
Drake, Erickson, Southworth.....Absent  
Motion carried.

Jared Murray, Civil Design Advantage, 3405 SE Crossroads Dr Ste G, Grimes, asked for approval of the PUD amendment. He summarized that Parcel D was set aside for Medium Density use and the developer is amending to Single Family use.

Brad Munford, Development Services Planner, informed Parcel D is being amended to provide lots for 26 homes. The smallest lot is 10,000sf. The original PUD designated a footprint lot. Zoning will change from medium density to RS-8. Planner Munford summarized changes to the PUD recently for other projects. He noted concern had been expressed by three property owners with land-locked parcels about access. The developer has assured continued access for these homeowners, which agrees with conditions already in place.

Chairperson Andersen asked for any other questions or comments from the audience and upon hearing none, closed the public hearing and asked for continued discussion or motion.

Moved by Commissioner Hatfield, seconded by Commissioner Costa, the Plan and Zoning Commission adopted a resolution recommending the City Council approve the amendment to the PUD.

Vote: Andersen, Costa, Crowley, Hatfield.....Yes  
Drake, Erickson, Southworth.....Absent  
Motion carried.

### **Item 3 – Old Business**

There were no Old Business items to address.

### **Item 4 – New Business**

There was 1 New Business item.

#### **Item 4a – Courtyards at King’s Landing, Northeast corner of S. 100th Street and Stagecoach Drive – Subdivide property into 79 footprint lots, 1 street lot and 2 outlots – Caliber Iowa LLC – PP-004322-2019**

Cory Marsh, Snyder and Associates, 2727 SW Snyder Blvd, Ankeny, summarized the proposal for a 79 single family unit development just north of Stagecoach Drive, King’s Landing Development. He noted locations for utility, sewer and water connections, and detention to be located on Outlot Y. Outlot X will be dedicated parkland for this development and the development to the East. He pointed out the location for a clubhouse on Lot 80, and stated they would be providing trail and public improvements needed along Stagecoach. Street lot N will be dedicated to the City for Stagecoach Drive right-of-way. There will be two access points from Stagecoach Drive. The easternmost will be a temporary one way in only access for Fire Protection. The extension to the West will be for future connection to Grand Prairie Parkway.

Commissioner Hatfield asked the price point of these units. Mr. Marsh responded they would be around \$420,000.

Brad Munford, Development Services Planner, listed stipulations of the agreement. He pointed out where Grand Prairie Parkway will approach this site from the north. He noted on an aerial where the eastern access from Stagecoach is located, and the bridge to the east. He stated that the terrain slopes downhill past the bridge

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toward that eastern access. This development is proposing private drives. The distance between accesses is 800 feet, and separation standards between intersections and setbacks become a challenge to meet. There were a few concessions made. Since Grand Prairie connection won't be made until the future, the eastern temporary access is being allowed. Engineering and Fire Departments determined this could be a one way in, temporary access, to be removed later. The developer or development association would remove the remaining pavement after the access to Grand Prairie has been provided by either the City or the developer/homeowner association. Outlot X along Sugar Creek is being dedicated as parkland. The City will add a trail within the outlot. This dedication allows the setbacks to be measured from the outside property line rather than the inside line. The payment of the Sanitary Sewer Connection Fee District will not be paid for any excess parkland, similar to the Tiburon development to the North. There are six conditions of approval. Mr. Munford asked if there were any questions.

Chairperson Andersen asked if anyone from the audience would like to speak to this item, seeing none, asked for continued discussion or a motion.

Moved by Commissioner Costa, seconded by Commissioner Crowley, the Plan and Zoning Commission adopted a resolution recommending the City Council approve the preliminary plat subject to the applicant meeting all City Code requirements and the following conditions of approval:

1. The applicant acknowledging and agreeing that the easternmost access to Stagecoach Drive is temporary and will be disconnected from Stagecoach Drive when the planned connection to the west is completed. The applicant will need to execute a formal agreement acknowledging and agreeing to such for recordation with the Final Plat.
2. The applicant acknowledging and agreeing that the easternmost access drive off Stagecoach Drive is a one-way in only drive and shall remain as such until it is disconnected from Stagecoach Drive. Additionally, while the drive is in use as an access from Stagecoach Drive, the developer shall restrict the drive to a maximum of 20 feet in width and install and maintain appropriate traffic control design measures acceptable to the City, as well as all pavement markings and signage in accordance with MUTCD requirements to inform drivers that the easternmost drive is a one-way in only drive. Finally, the applicant ensuring enforcement as an access-in only drive. Upon removal, the developer will need to modify signage to indicate it as a dead-end.
3. The City Council allowing all excess ground included in Outlot 'X' adjacent to Sugar Creek beyond that required as part of Parkland Dedication be exempted from payment of Grand Avenue West Sanitary Sewer Connection Fees.
4. The applicant acknowledging and agreeing to execute a public access easement that will allow City vehicles and the general public to drive through the development to access Stagecoach Drive prior to City Council consideration of the associated Final Plat.
5. The applicant acknowledging and agreeing to submit a revised preliminary plat that reflects minor revisions requested by Staff prior to City Council consideration of the preliminary plat.
6. The applicant acknowledging that prior to issuance of any building permits for buildings within The Courtyards at Kings Landing development, that the associated Final Plat must be approved by the City Council and recorded with Dallas County.

Vote: Andersen, Costa, Crowley, Hatfield.....Yes  
Drake, Erickson, Southworth.....Absent  
Motion carried.

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### **Item 5 – Staff Reports**

Linda Schemmel clarified that Mr. Costa had recused himself from the first item, and that Commissioner Hatfield had seconded the motion.

The next meeting is scheduled for Monday, August 12, 2019.

### **Item 6 – Adjournment**

Chairperson Andersen adjourned the meeting at 5:45 p.m.

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Erica Andersen, Chairperson

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Jennifer Canaday, Recording Secretary